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3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

February 25, 2019

**RE: Southwest corner of North Paloma Parkway and Dove Valley Road
Rezoning Application Number: Z-10-19
Neighborhood Informational Open House**

Dear Property Owner or Neighborhood Association representative:

We are writing to inform you that Lennar Homes has recently filed a rezoning request for CopperLeaf, a proposed new community on an approximately 141-acre parcel located at the southwest corner of North Paloma Parkway and Dove Valley Road (Case No. Z-10-19) (aerial map attached). We are also writing to invite you to a neighborhood Open House to provide you information about the development plan, answer questions, and receive your feedback.

Attached is a copy of the cover page of our application, an aerial photo showing the subject site location and the conceptual site plan.

Zoning Designation

This property is currently vacant and zoned S-1 PCD NBCOD. The S-1 district is considered a “holding zone” in the City of Phoenix, which vacant properties often hold until such time as the site is ready for development and zoning is proposed. The site is also located within the North Black Canyon Overlay District (or NBCOD), and Lennar’s request retains that overlay. Lennar’s application is to rezone from S-1 PCD NBCOD to R1-8 NBCOD (PRD) to allow for a single-family community consistent with surrounding residential developments.

General Plan Compliance

This request complies with the City’s General Plan. The City’s General Plan is the voter-approved document that guides development and rezoning proposals, including in growing areas like this. Rezoning requests must conform to the General Plan’s designations. The General Plan designation for the subject site requires overall community density to be between **2 and 5** dwelling units per acre. Lennar’s request is to develop the site at **2.97** dwelling units per acre. This would put Lennar’s proposed Copperleaf community at the lower end of the permissible range.

Lennar has already started working with the Deer Valley Unified School District to facilitate proper coordination between this new community and the district’s future growth plans.

Copperleaf Description

Lennar's proposed Copperleaf Community will be a unique, gated, single-family community. To ensure compatibility with the surrounding communities, Copperleaf will include the following:

1. **2.97-gross Dwelling Units per acre.** This proposed density, which translates to 419 homes, is significantly lower than would be appropriately permissible under the current General Plan designation of 2-5 du/ac. However, Lennar carefully designed this site not just in consideration of the General Plan designation but also in consideration of the surrounding communities and the natural washes.
2. **30' Landscape and Open Space Buffer along Dove Valley Road.** Lennar is proposing a 30-foot landscape buffer outside of Lennar's perimeter wall, along the entirety of Dove Valley Road that will include enhanced landscaping and trees for visual buffering, and a 10-foot wide multi-use trail. Although our own future residents will surely enjoy these features, they will certainly benefit the surrounding residential community as well.
3. **Preserving Wash Corridors.** The three washes that traverse the site are very important to the community and will be preserved. Although these internal washes would normally be seen only as a site planning challenge, Lennar has converted them into site planning opportunities that create premium lots that back or side onto the washes. The washes along the west and east side of the community will also be preserved to provide significant setback buffers to the adjacent residential communities.
4. **Generous Open Space Commitments.** A minimum of 25% of the net land area within Copperleaf, approximately 33-net acres, will be strategically set aside for community open space and buffers. This is 5-times more than the open space required by the Phoenix Zoning Ordinance (5% of the gross site area required). Open space will be functional, accessible, shaded by vegetation and intermittent ramadas (or by other means), and landscaped or preserved as natural desert. Copperleaf will also include a premium internal community park with a variety of amenities.
5. **Multi Use Trail Corridors.** Copperleaf will include a public, multi-use trail corridor along the northern property boundary, along Dove Valley Road that will be accessible by all residents of this area. The Multi-Use Trail will be 10' wide and made of decomposed granite to accommodate different users.
6. **Shared Use Path – Paloma Parkway.** Additionally, Copperleaf will also include a public 10-foot-wide shared-use concrete pathway along Paloma Parkway on the eastern boundary of the site to enhance the recreational opportunities for the broader community.

After careful planning, Lennar believes it has achieved a community design for Copperleaf that will make it a special place to live and that will enhance an already beautiful area. With an abundance of open space, multi-use trails, a variety of lot sizes, perimeter landscape buffers, highly usable amenities, washes outside and within the site, and quality homes at a 2.97 du/ac density, residents will be proud to call Copperleaf their home.

Informational Neighborhood Open House:

February 25, 2019

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If you would like to obtain more information, ask questions, or provide in-person feedback, we would appreciate your attendance at our informational neighborhood Open House meeting, which will be held on **Thursday, March 7, 2019, between 6:00 p.m. and 7:00 p.m.** at the **Sonoran Foothills School (Multi-Purpose Room), 32150 N. North Foothills Drive, Phoenix, Arizona 85085.**

If you are unable to attend, you can also call us at (602) 265-0094 (ask for me Taylor or Ric). The City of Phoenix Village Planner assigned to this case is Kaelee Wilson and can be reached at (602) 262-6949 or kaelee.wilson@phoenix.gov. The case planner can answer your questions regarding the City review and city hearing processes as well as the staff position once their report is complete. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003 and referencing the case numbers. Your letter will be made part of the case file.

Please be advised that hearings before the North Gateway Village Planning Committee, Phoenix Planning Commission, and Phoenix City Council are planned to review this case. Specific meeting and hearing dates have not yet been set. You will receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, we would be happy to answer any questions and receive any comments you may have regarding this proposal, whether in person at the open house or by phone.

Sincerely,

A handwritten signature in black ink that reads "Taylor C. Earl". The signature is written in a cursive, slightly slanted style.

Taylor C. Earl

Attachments: Aerial with Conceptual Site Plan
 Rezoning Application Cover Page



LENNAR

COPPERLEAF

Landscape Plan

andersonbaron
plan • design • achieve
24.488.859.7256 • 1.410.939.7246

date: 02.05.19
plan scale: 1/50



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO: Z-10-19

PROPERTY LOCATION: Southwest corner of North Paloma Parkway and West Dove Valley Road

TO BE CHANGED:

FROM: S-1 PCD NBCOD

TO: R1-8 PRD NBCOD

PROPOSED USE: Single Family Residential

LEGAL DESCRIPTION: See Attached

Ordinance #:	Ordinance Date:	Supplemental Map #:
CASE TYPE: Rezoning	DSD #: 18-150/18-3701	CASE STATUS: Pending
GROSS ACREAGE: 139	VILLAGE: North Gateway	ZONING MAP: R-7
CENSUS TRACT:	Q.S. MAP: 56-23	COUNCIL DISTRICT: 2
DATE FILED: 2/8/2019	TAZ:	FILING STAFF: 074549
OWNER: Arizona State Land Development, Max Mase ADDRESS: 1616 West Adams Street Phoenix AZ 85007 OWNER EMAIL ADDRESS: mmase1@azland.gov		PHONE NO.: (602) 542-3000
APPLICANT: Lennar Homes, Chris Clonts ADDRESS: 1665 West Alameda Street, Suite 130 Tempe AZ 85282 APPLICANT EMAIL ADDRESS: chris.clonts@lennar.com		PHONE NO.: (480) 476-8441
REPRESENTATIVE: Earl, Curley & Lagarde, P.C./Taylor Earl ADDRESS: 3101 North Central Avenue, Suite 100 Phoenix AZ 85012 REPRESENTATIVE EMAIL ADDRESS: tearl@ecllaw.com		PHONE NO.: (602) 265-0094 FAX NO.:

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetim es.html>.

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE: Joan Arthur

DATE: 2/8/19

POST APPLICATION MEETING DATE:

Zoning Hearing Officer Planning Commission City Council

FEE	FEE WAIVED	FEE DATE	RECEIPT	PURPOSE
\$20,145.00	\$0.00	2/8/2019		Original Filing Fee

(Additional Properties Attached)